



TOWN OF EAST HAMPTON

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East Hampton, New York 11937-2684

Planning Department
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Director

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February 5, 2019

TO: Planning Board

FROM: Eric Schantz *E.S. JS*
Senior Planner

RE: 224 & 228 Springs Fireplace LLC – Site Plan
SCTM#300-145-3-8.1 & 10.1
224 & 228 Springs Fireplace Road, East Hampton

Last Review Date: December 18, 2019

Items and Date Received: Site plan, landscaping plan and Building Inspector determination

Background Information: Site plan application has been made to create a storage yard for vehicles and equipment over two single and separate lots as well as the establishment of an access easement and landscaping.

The parcels are zoned CI: Commercial Industrial. Lot 8.1 was previously improved with a single-family residence which was built before the adoption of zoning and demolished in 2014. Lot 10.1 has never been developed. It appears that the site is currently being used as a storage yard for trucks and other commercial/industrial equipment.

The subject parcels are situated in a number of areas identified as important to groundwater protection including the South Fork Special Groundwater Protection Area and the Suffolk County Pine Barrens.

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is a Type II action.

Issues for Discussion:

Site Plan Elements

The applicants have submitted a revised site plan which includes all necessary elements.

Building Inspector

The Board has sent a determination request to the Building Inspector as to what the proper use definition would be for the proposed project. The Building Inspector has stated that a “storage yard”, a permitted use in the CI: Commercial Industrial Zoning District, is the correct designation.

Landscaping

A revised landscaping which provides a continuous row of roughly 30’ – 50’ deep vegetative screening along Springs Fireplace Road has been submitted. This plan utilizes 6’ – 12’ trees in the form of white oak (*Quercus alba*), eastern red cedar (*Juniperus virginiana*) & white pines (*Pinus strobus*) along with the shrubs low bush blueberry (*Vaccinium angustifolium*) and inkberry (*Ilex glabra*). The Planning Department finds this plan acceptable, the Board should determine if it agrees.

Conclusion

In conclusion, it appears that the application is complete and ready to be scheduled for a public hearing.

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Planning Board Consensus

Is the application complete and ready to be scheduled for a public hearing?

Additional comments: _____

Additional Board Comments:

NARRATIVE OF USE
224 & 228 Springs Fireplace Road Site Plan
SCTM # 300-145-3-801 and 300-145-3-10.1
January __, 2020

The two parcels at 224 & 228 Springs Fireplace Road (the "Joint Premises") are beneficially owned by two families and are intended to be used by the two family-owned businesses of tree maintenance and servicing sanitary systems. The only use of the Joint Premises will be for parking trucks and no-driver equipment used in the two businesses and parking for employees operating them. The parking area will be surfaced with asphalt. The asphalt shall consist of compacted subgrade, 4"- 6" of RCA Base Course, 3" Type 3 Asphalt binder course during construction and 1 and ½" Type 6 Asphalt top course to be placed after substantial completion. The businesses will not be operated from the Joint Premises other than for the parking.

The principal elements of the plan are:

- Parking for ten (10) trucks, four (4) no-driver equipment items. Sixteen (16) employee parking spaces when the trucks are parked on site. Forty-one (41) employee parking spaces when the trucks are off-site.
- The existing curb cut and access driveway to Springs Fireplace Road will be closed and access to both parcels will be from the north over an easement across Town-owned property connecting to the existing Highway Department access road. [This has the support of the Town's Highway Superintendent and Fire Marshal, but requires Town Board Approval of the easement, which is currently pending.]

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- The dry wells / leaching pools will include filters to remove any gas, oil and other materials that might leak into the parking area.
- The property will be vegetated in accordance with a Landscape Plan which is based on native species and existing trees and which will screen the Joint Premises from Springs Fireplace Road and the adjacent properties on the north, east and south.
- The Lot Coverage – the parking area – will be 64% of the property with 36% vegetated area, although the Town Zoning Code allows the Lot Coverage to be 75% of the property with 25% vegetated area.
- The Joint Premises will be enclosed with fencing that will be located behind (i.e., inside) the vegetative screening so that it will not be visible from Springs Fireplace Road. The fence will comply with zoning – it will be 4 ft. high in the front yard and 6 ft. high on the side and rear. It will not require ARB approval

A proposed Declaration of Covenants & Restrictions, which will be recorded and run with the land; will provide, *inter alia*:

- Joint cross-access for vehicular and pedestrian traffic
- Joint cross-parking access.
- No interference with drainage or access.



BUILDING DEPARTMENT
TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 104

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BUILDING INSPECTOR'S OFFICE

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MEMORANDUM

TO: Samuel Kramer, Planning Board Chairman

FROM: Ann M. Glennon, Principal Building Inspector

DATE: January 31, 2020

RE: 224 & 228 Fireplace LLC – Site Plan
Map 11, Block 13 & 14 Lots 1-3; & 47-51 & P/O Rd
224 & 228 Fireplace Road, East Hampton
SCTM# 300-145-3-8.1 & 10.1
224 Springs Fire Place Road, LLC & 228 Fireplace Road, LLC, Owners

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This memo is written in response to your memo dated January 14, 2020, for a determination with respect to a "use definition category" for a truck and commercial/Industrial equipment being stored on the above reference property.

After reviewing the code Section 255-11-10 I offer this (255 Attachment 3) (28) "Warehouse, storage yards or building supplies distribution" which is a permitted use in a "C1" zone "storage yards" shall be deemed to include the meaning of an outdoor area used for the **storage** of equipment, vehicles and materials.

It is the opinion of this office that the use on the proposed project will fall under that category. If I can be of any further assistance, please do not hesitate to contact me.